

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 69 Morey Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,200,000

### Median sale price

Median price \$1,995,000 Property Type House Suburb Beaumaris

Period - From 01/01/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Anita St BEAUMARIS 3193	\$2,320,000	15/02/2025
2	106 Pellatt St BEAUMARIS 3193	\$2,130,000	06/12/2024
3	68 Iona St BLACK ROCK 3193	\$2,116,000	27/11/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 17/03/2025 15:32

Simone Tindall  
0408 330 355

simone.tindall@marshallwhite.com.au



 4  3  2

**Property Type:** House  
**Land Size:** 838 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,100,000 - \$2,200,000

**Median House Price**

Year ending December 2024: \$1,995,000

## Comparable Properties



**3 Anita St BEAUMARIS 3193 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$2,320,000  
**Method:** Auction Sale  
**Date:** 15/02/2025  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**106 Pellatt St BEAUMARIS 3193 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,130,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2024  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx



**68 Iona St BLACK ROCK 3193 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,116,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2024  
**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999



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